

PLANNING COMMISSION REPORT



MEETING DATE: February 8, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Shoeman Tract Abandonment - 21-AB-2005**

REQUEST Request to consider the abandonment of existing roadway easements located between Brown Avenue and Buckboard Trail, and between Shoeman Lane and Camelback Road.

Related References:

Case 19-DR-2005, approved a new hotel and condominium development.

Case 22-ZN-2004, rezoned the property from C-3 DO, C-2 P-3 DO, P-2 DO to D/OR-2 PBD DO for a new hotel and condominium development.

Case 19-AB-2004, abandoned a mid-block alley located within the proposed hotel and condominium development boundaries.

OWNER Downtown Scottsdale Development LLC
480-748-8888

APPLICANT CONTACT Monica Morales
Hornberger & Worstell
602-748-8889

LOCATION 7243 E. Camelback Road

BACKGROUND

Background.

A new hotel and condominium development (W Hotel) has been approved that would occupy the entire block located between Brown Avenue and Buckboard Trail, and between Shoeman Lane and Camelback Road. In 2004, the site was rezoned and an existing mid-block alley was abandoned to accommodate the proposed development.

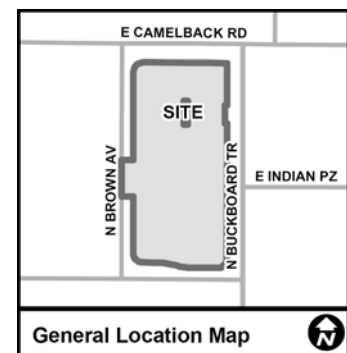
City records indicate that remnant roadway easements, established years ago, still exist on the property and are located within the boundaries of the development.

Zoning.

The site was rezoned in 2004 to the Downtown/Office Residential District Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO). Permits have been issued on the site to construct a new hotel and condominium development (W Hotel).

Context.

This property is located along Camelback Road between Brown Avenue and Buckboard Trail, and is surrounded on all sides by existing streets. This property is vacant and previous buildings and utilities have recently been



cleared from the site to accommodate the proposed development.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is to abandon the existing roadway easements located between Brown Avenue and Buckboard Trail, and between Shoeman Lane and Camelback Road. The proposed abandonments are considered remnant roadway easements having various widths and lengths, and are all located within the proposed hotel development boundaries. Other existing roadway easements that will be maintained for the surrounding streets will be converted to dedicated City-owned right-of-way as part of the hotel development (see Attachment #6, Right-of-Way Exhibit).

IMPACT ANALYSIS

Departmental Responses.

With the proposed development occupying the entire block, there is no need to maintain the existing roadway easements. Brown Avenue, Buckboard Trail, Shoeman Lane, and Camelback Road will continue providing access to the property and surrounding properties. The developer has coordinated with affected parties to release and relocate all other necessary utility easements. Letters of support from the affected public utility companies are on file with the City of Scottsdale. City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community Involvement.

Surrounding property owners have been notified and the site has been posted. No comments have been received regarding this application.

Community Impact.

The abandonment of these old remnant roadway easements is considered a housecleaning item and is consistent with previous approvals for the proposed development. The developer has coordinated with affected parties to release and relocate all other necessary utility easements, and the abandonment will not affect access to the property or surrounding properties.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

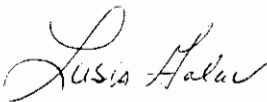
STAFF CONTACT(S)

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APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Zoning Map
5. City Notification Map
6. Right-of-Way Exhibit

CASE 21-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

These roadway easements are not needed to serve access to the property or surrounding properties.

Trails

☒ **Support**

The Trail Master Plan has no requirement for a trail in this area.

Adjacent Property Owner Notification

☒ **Support**

Surrounding property owners have been notified and there has been no objection. These roadway easements are not needed to serve access to the property or surrounding properties.

Public Utilities

☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale. Utilities have been relocated to accommodate the proposed development.

Emergency/Municipal Services

☒ **Support**

This request does not impact the ability to provide emergency or other municipal services to the adjacent properties or surrounding area.

Water/Sewer Services

☒ **Support**

The abandonment will have no impact on water or sewer services.

Drainage


☒ **Support**

The abandonment will have no impact on drainage.



Shoeman Tract Abandonment

Legend

 Easement to be Abandoned


21-AB-2005

ATTACHMENT #2



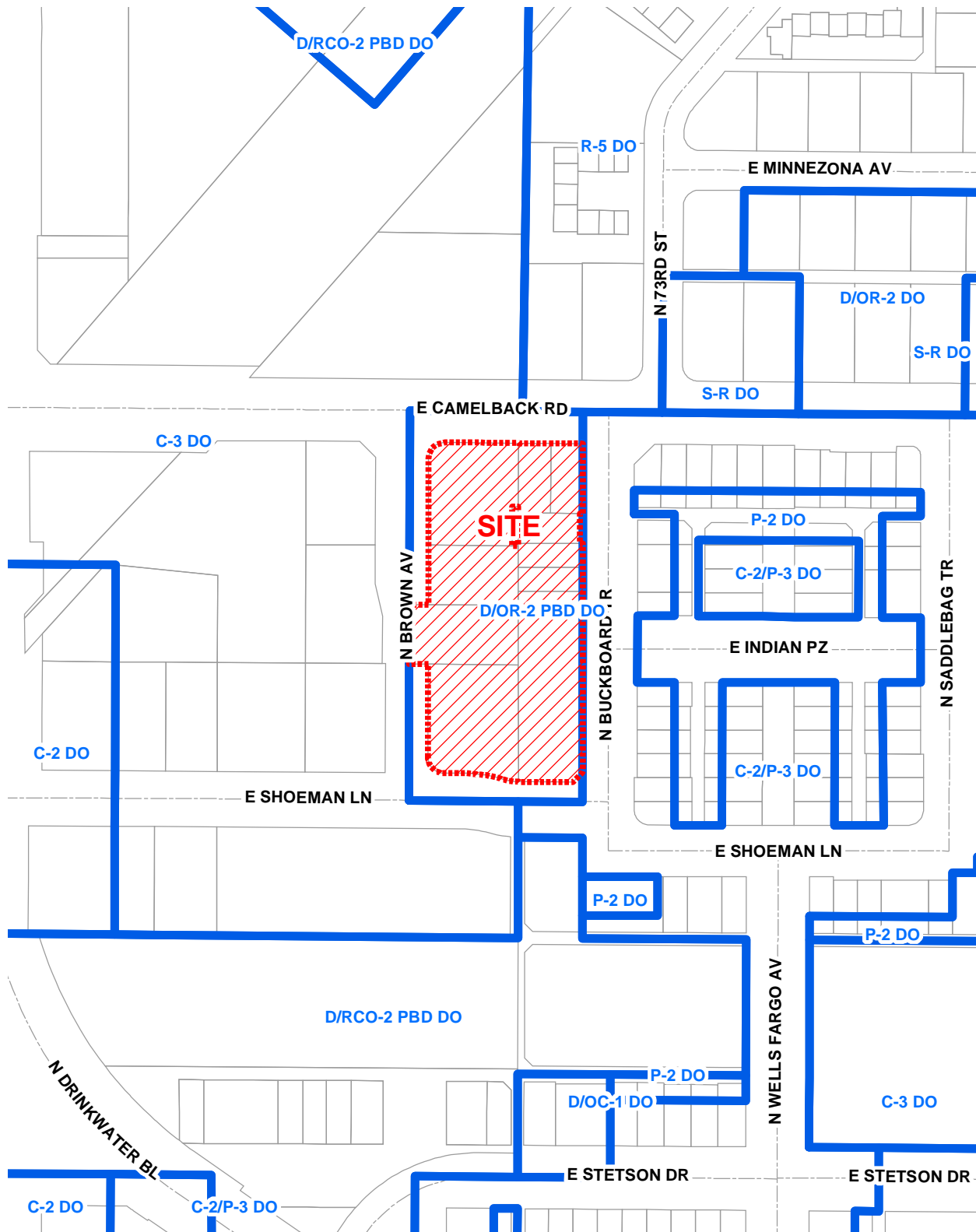
Shoeman Tract Abandonment

Legend

 Easement to be Abandoned

21-AB-2005

ATTACHMENT #3



21-AB-2005

ATTACHMENT #4

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Shoeman Tract Abandonment



Map Legend:



Site Boundary



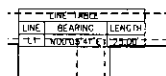
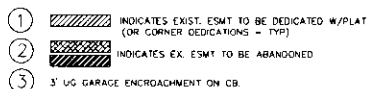
Properties within 750-feet

Additional Notifications:

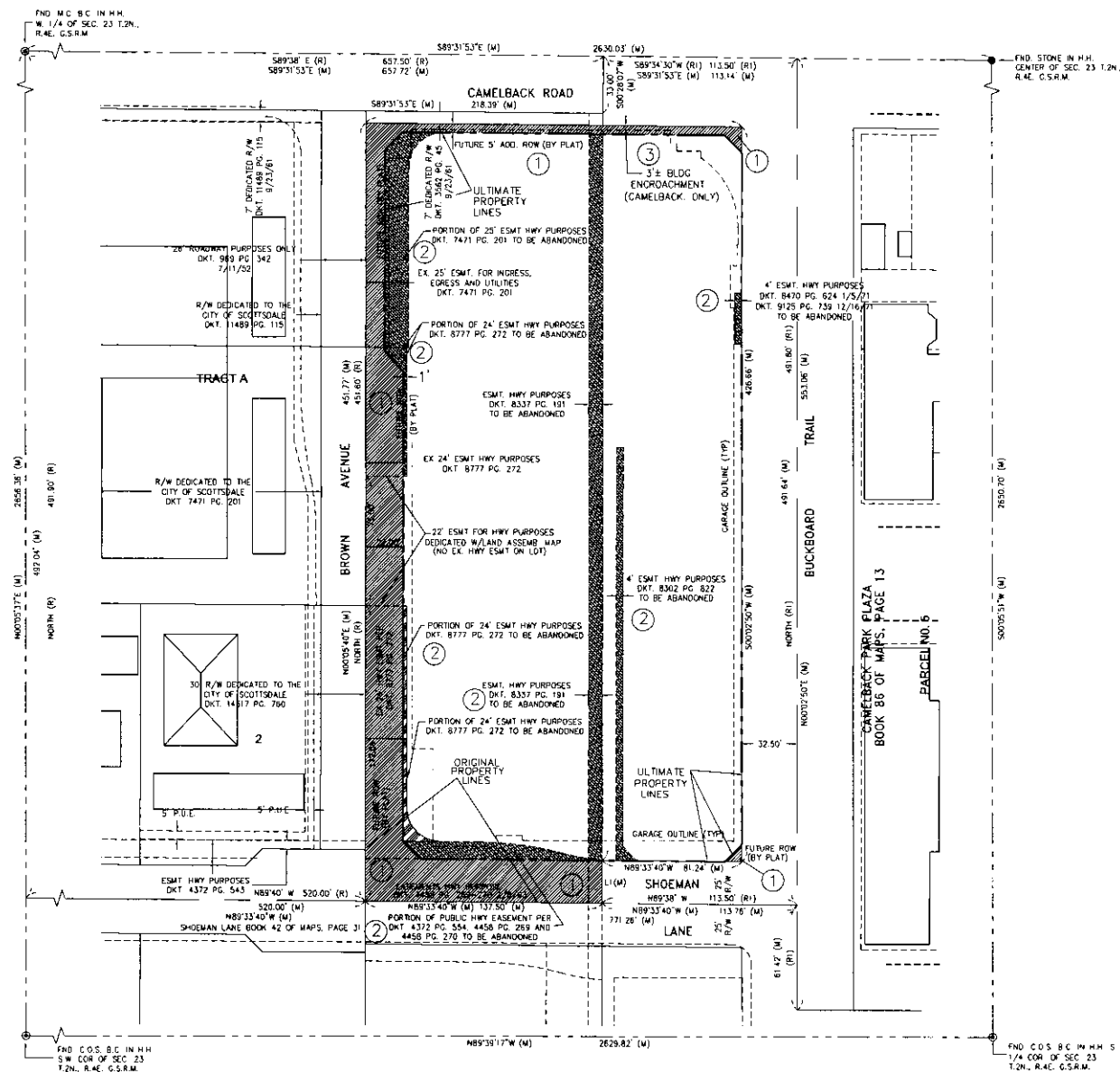
- Interested Parties



- (C) INDICATES FOUND BRASS CAP
 (N) INDICATES FOUND MONUMENT AS NOTED
 (B) INDICATES DEEA SET MONUMENT
 - - - - - INDICATES EASEMENT LINE AS NOTED
 - - - - - INDICATES CENTERLINE
 - - - - - INDICATES PROPERTY LINE
 - - - - - INDICATES SECTION LINE
 P.U.E. PUBLIC UTILITIES EASEMENT
 R/W. RIGHT OF WAY
 PG. PAGE
 C.O.S. CITY OF SCOTTSDALE
 BC BRASS CAP
 H.H. HANDHOLE
 ESM.T. EASEMENT
 (R) RECORD SHOEMAN TRACT BOOK 42
 OF MAPS, PAGE 31
 (M) RECORD CAMELBACK PARK PLAZA BOOK
 OF MAPS, PAGE 13
 (M) MEASURED



MEASURED



<p>RIGHT-OF-WAY EXHIBIT FOR SCOTTSDALE W HOTEL</p> <p>SCOTTSDALE, MARICOPA COUNTY, ARIZONA</p>		 <p>DAVID EVANS AND ASSOCIATES, INC. 2111 East Highland Avenue, Suite 300 Phoenix, Arizona 85016</p>		<p>DRAWN BY: AFMC</p> <p>CHECKED BY: MABA</p> <p>DATE: 06/05</p>
SECTION: 2.5	SHEET OF 2	<p>SCALE: 1"=30'</p>		
TOWNSHIP-RANGE: 2N-4E				
JOB NO.: 78V00003				